



## Immaculately Presented Villa with Huge Rear Backyard



3



2



3

## 2/16 Angler Street, Woy Woy

Sold for \$845,000 (Aug 15, 2024)

Located in a quiet street and positioned at the rear of the complex, this large, Immaculate villa presents a fantastic opportunity for a buyer seeking space with the added bonus of a house like rear garden and backyard. Offering large proportions, natural light and a functional floorplan, this villa is not to be missed from downsizers and first home buyers.

- Rear villa & one of only two villas in a quiet complex
- House like proportions with open plan large living-dining
- Good sized bedrooms, main bedroom with built-ins and ensuite bathroom
- Immaculate, functional kitchen with dishwasher and ample storage space
- Rear, covered entertaining area with large fully fenced grassed backyard
- Well-presented main bathroom with separate bath
- Reverse cycle air conditioning, bore water, side gates opening into rear yard (parking for boat or trailer)

**Property ID:** L28906921

**Property Type:** Villa

**Garages:** 2

**Open Parking:** 1

**Land Area:** 365.0 sqm

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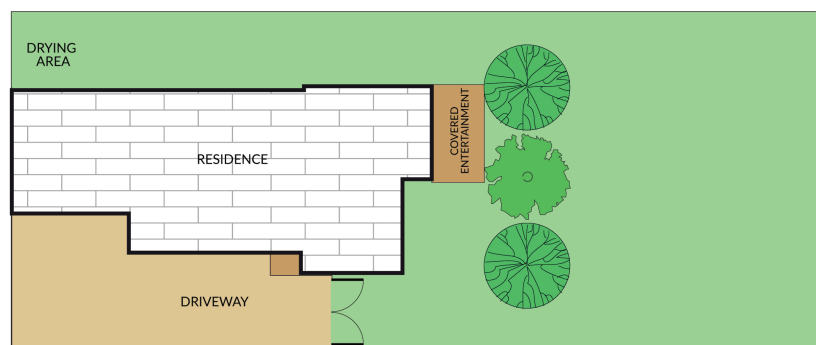
- 2 car garage (2 small cars) with internal access
- 15 mins walk to Woy Woy Train Station & CBD (approx.)
- 600 metres to Everglades Golf Country club (approx.)

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

Internal 145m<sup>2</sup> External 12m<sup>2</sup> Total Area 157m<sup>2</sup>

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**Raine&Horne.**

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.